

Booster Investment Scheme 2

Private Land & Property Fund

Quarterly Client Update

Update as at and for the quarter ending 30 September 2025



Investment outlook

Returns to the Private Land & Property Fund (**Fund, PLPF**) have been 2.4% on an annualised basis over the three-year period to 30 September 2025, and 7.7% p.a. since inception.

The Fund aims to generate an average long-term return of 6.5% p.a. after fees but before tax over a rolling 7yr period. This Fund objective is based on returns from income and development gains as properties reach full productive capability. Other returns to the Fund can arise from property revaluations.

Overall, the rural property market has shown improvement over the last 12 months with improving sales volumes off the back of improved commodity prices and falling interest rates. There is generally an increasingly positive outlook moving into Spring and Summer, particularly for Kiwifruit and Dairy Farms where both pricing and demand is strong for the underlying commodity. Viticulture market activity has been fairly subdued reflecting the current oversupply of grapes and an uncertain outlook for long-term global demand for wine.

Cash returns

PLPF distribution to investors for the quarter to September 30st 2025 was 0.67 cents per unit and is fully imputed, which is equivalent to a pre-tax payment of 0.70% based on the PLPF unit price as at the notice date of 4 September 2025. We estimate that the Fund is generating annual cash based pre-tax earnings of approximately 3.85% from current lease income and grape supply contracts, also based off the unit price at 4 September 2025.



Valuation update

The valuations of several properties were updated in August.

The valuation of the Awatere Valley vineyards in Marlborough and the Sileni winery and vineyards in the Hawke's Bay were reduced as a reflection of our updated view on the viticulture market. Before this update, the Awatere Valley vineyards and the Hawke's Bay properties had represented ~11% and ~4% of the total value of the assets of the Fund, respectively. The value of the Awatere Valley vineyards was reduced by \$4.8 million while the value of the Hawke's Bay properties was reduced by \$1.5 million. Whilst the Awatere vineyards still remain above their original acquisition cost, the valuation decrease reflects a reversal of previous independently assessed valuation gains.

The value of the viticulture assets in the Nelson region was not reduced as recent independent valuations suggest that those properties' current valuations are supported by alternative use.

An independent valuation report was obtained for the land and improvements held by Waimea West Hops Limited (WWHL). Before this update, the investment in WWHL represented ~4% of the total value of the assets of the Fund. After considering this independent valuation and other key valuation inputs, we adopted a \$2.3 million reduction in the value of the investment in WWHL. The valuation decrease reflects continued market price weakness, as well as some impact from the tariffs for hops being exported to the United States. Despite the market-driven value reduction, we are pleased that recent initiatives to change WWHL's sales and marketing arrangements have resulted in higher than industry average 2025 season prices. WWHL's 2025 crop sell through period has also been greatly reduced relative to recent years.

An independent valuation was also obtained for the three dairy farms in Southland. Before this update, these properties represented ~16% of the total value of the assets of the Fund. In considering this valuation, we adopted an increase in value of \$2.7 million for the properties. The valuation was obtained to support a scheduled market rent review, with the annual rent payable by the lessee increasing by ~11% following the review. The farms continue to be well managed and maintained by the lessee, with strong operating performance supporting the valuation outcome.

Key Facts

Private Land and Property Fund (Fund)

Fund Size (net asset value)	\$211.3 million
Inception Date	07/01/2019
Manager	Booster Investment Management Ltd
Supervisor	Public Trust
Fund Type	Portfolio Investment Entity (PIE)

The Fund obtains its property exposure by investing into the Wholesale Portfolio alongside some cash held within the Fund.

Private Land and Property Portfolio (Wholesale Portfolio)

Fund Size (net asset value)	\$210.3 million
Inception Date	13/06/2017
Manager	Booster Investment Management Ltd
Supervisor	Public Trust
Fund Type	Portfolio Investment Entity (PIE)

Fund Performance as at 30 September 2025

The Fund has a minimum suggested investment timeframe of four years, and its performance aims are measured over a 7-year horizon. The return information below includes returns due to property market movements which vary over time, so the range of returns may be different over a longer period. However the Fund aims to achieve a long-run return of 6.5% pa (before tax, after fees) from a combination of rental and crop income, and capital gain from improvements in property productive capacity. Past performance is not an indicator of future performance.

	Before Tax	After Tax at 28% PIR
Last 3 months	-1.6%	-1.8%
Last 6 months	-0.3%	-0.8%
Last 12 months	-1.2%	-2.2%
Last 2 years (p.a)	-1.4%	-1.9%
Last 3 years (p.a)	2.4%	2.1%
Last 5 years (p.a)	6.8%	6.3%
Last 7 years (p.a)*	7.1%	6.4%
Since inception 13/06/2017 (p.a)*	7.7%	7.0%

All figures are after fees. Please see the Product Disclosure Statement for further details on fees.

**Returns prior to the inception of PLPF in January 2019 are based on the underlying wholesale PLPP return.*



Viticulture market update

The New Zealand viticulture market is facing current over supply of grapes and an uncertain outlook for long-term global demand for wine. This has been reflected in wine companies taking measures to reduce both the supply and price paid for grapes from growers. We have reflected lower expected future income for vineyard owners in our valuation of the properties in Marlborough and Hawke's Bay as noted above.

Viticulture market activity has been subdued, particularly outside of Marlborough. In addition to general market factors, sales activity in Hawke's Bay is being further impacted by central and local government restrictions on land use changes and water allocation issues. In Marlborough, there appears to be an increasingly large gap between those vineyards which are of lower quality and in undesirable varieties compared to high quality Sauvignon Blanc vineyards given that international demand for this varietal remains relatively strong.

Dairy farm market update

The New Zealand dairy farm market continues to perform strongly with high milk prices and falling interest rates driving improvements in the sector and increased farm income. This has been reflected in increased transaction volumes over the last twelve months along with transaction prices increasing after a sustained period of relatively flat prices.

Fonterra's milk payout for the 2024/25 season was the highest in Fonterra's history at \$10.16 per kgMS. The forecast Fonterra milk payout for the 2025/26 season is also strong at \$9.00-11.00 per kgMS.

There has been an increase in consent application for dairy farm conversions in Canterbury and Southland. This is driving renewed interest in dairy support land as existing operators look to secure wintering and young stock grazing ahead of further land use changes. The price of milking cows has increased significantly as a result of the increased milk payout.

Investment Holdings

Wholesale Portfolio	\$	%
Total Assets (millions)		
Property Assets (location / region)		
Awatere Valley, Marlborough <i>Vineyard properties</i>	\$21.2	9.6
Hope, Nelson Region <i>Vineyard properties</i>	\$19.0	8.7
Hawke's Bay <i>Winery building</i>	\$2.6	1.2
Hawke's Bay <i>Vineyard property</i>	\$4.7	2.1
Mahana, Nelson region <i>Winery building & Vineyard property</i>	\$3.3	1.5
Kerikeri, Northland <i>Kiwifruit orchard property</i>	\$20.9	9.5
Waimea, Nelson region <i>Waimea West Hops Ltd</i>	\$6.7	3.0
Bay of Plenty & the Far North <i>Avocado orchards</i>	\$15.5	7.1
Southland <i>Dairy farmland</i>	\$37.7	17.1
Rolleston <i>Logistics warehouse</i>	\$65.1	29.6
Bay of Plenty <i>Kiwifruit and Avocado orchards via Woodland Road Orchard Limited Partnership</i>	\$18.3	8.3
Total property assets	\$215.0	
Other Assets		
Cash / Income	\$1.7	
Accrued income	\$3.2	
Total Assets	\$219.9	
Total Liabilities (millions)		
Borrowings with BNZ	\$9.8	
Other liabilities (incl Property Operating Costs)	\$0.0	
Total liabilities	\$9.8	
Net asset value	\$210.3	
Gearing Ratio		4.5

The investment objective and strategy of the Wholesale Portfolio allows it to borrow to invest in more land and properties or to develop land and properties it already holds. Bank of New Zealand (BNZ) has provided a loan facility of up to 50% of the value of the secured properties for use by the Wholesale Portfolio to effect its gearing strategy which results in BNZ holding a security interest over most of the assets held by the Wholesale Portfolio. For further information on the Wholesale Portfolio, please refer to the Fund's PDS and Other Material Information document.

The gearing ratio shows the level of borrowing the Wholesale Portfolio has undertaken as a percentage of total assets.

The Private Land and Property Fund (Fund) is part of the Booster Investment Scheme 2 which is issued and managed by Booster Investment Management Limited. The Fund's Product Disclosure Statement is available at www.booster.co.nz, by contacting your financial adviser or by calling Booster on 0800 336 338.

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